

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Conservation use zone to Residential use zone in Sy.No.124 (P) of Gopanpally (V) Serilingampally (M) Ranga Reddy District to an extent of 3 Acres - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 34

**Dated: 12.01.2015.
Read the following:-**

1. Government Letter No.13993/I1/2012-1, MA&UD Department, dated 12.06.2012.
2. From the MC-HMDA, Letter No.7780/CDA/CLU/Plg/HMDA/2011, dated 07.01.2013.
3. Government Memo. No.13993/I1/2012-2, MA&UD Department, dated 17.01.2013.
4. From the Commissioner, GHMC, Hyderabad, Letter No.B/1448/TPS/TP11/GHMC/2012/3495, dated 19.11.2013.
5. Government Letter No.13993/I1/2012-3, MA&UD Department, dated 29.01.2014.
6. From the MC-HMDA, Letter No.7780/CDA/CLU/Plg/HMDA/2011, dated 13.03.2014.
7. Government Memo.No.13993/I1/2012-4, MA&UD Department, dated 28.05.2014.
8. From the MC-HMDA, Letter No.7780/CDA/CLU/Plg/HMDA/2011, dated 28.08.2014.
9. Government Lr.No.13993/I1/2012-5, MA&UD Department, dated 15.09.2014.
10. From the MC-HMDA, Letter No.7780/CDA/CLU/Plg/HMDA/2011, dated 12.11.2014.

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ORDER:

The draft variation to the land use envisaged in the Revised Notified Metropolitan Master Plan of Ramachandrapuram Zone Segment issued in Government Memo 7th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.248, Part-I, dated 31.05.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has already paid an amount of Rs.12,39,126/- (Rupees twelve lakhs thirty nine thousand one hundred and twenty six only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 19.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Revised Notified Metropolitan Master Plan of Ramachandrapuram Zone Segment, as required by sub-section (3) of the said section.

Contd....2

VARIATION

The site Sy.No.124 (P) of Gopanpally (V) Serilingampally (M) Ranga Reddy District to an extent of 3 Acres, which is presently earmarked for Conservation use in the Revised Notified Metropolitan Master Plan of Ramachandrapuram Zone Segment is now designated as Residential use zone subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

12.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.124/P of Gopanpally Village.
SOUTH : Sy.No.124/P of Gopanpally Village.
EAST : Existing 30'-0" road, Sy.No.124/P of Gopanpally Village
WEST : Sy.No.124/P of Gopanpally Village and existing 30 feet wide Road

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER